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Proposed programme budget for the biennium 2000–2001*

Part XI
Capital expenditures

Section 31
Construction, alteration, improvement and major maintenance

(Programme 24 of the medium-term plan for the period 1998–2001)*

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* The present document contains section 31 of the proposed programme budget for the biennium 2000–2001. The complete proposed programme budget will subsequently be issued in final printed form as *Official Records of the General Assembly, Fifty-fourth Session, Supplement No. 6* (A/54/6/Rev.1).

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Part XI
Capital expenditures

Section 31
Construction, alteration, improvement and major maintenance

(Programme 24 of the medium-term plan for the period 1998–2001)

Overview

Table 31.1 **Summary of requirements by component**

(Thousands of United States dollars)

Component	*1996–1997 expenditures*	*1998–1999 appropriations*	*Resource growth*		*Total before recosting*	*Recosting*	*2000–2001 estimates*
			Amount	*Percentage*			
A. Alteration and improvement	12 142.9	14 066.3	8 028.7	57.0	22 095.0	1 163.5	23 258.5
B. Major maintenance	13 227.4	20 106.8	925.8	4.6	21 032.6	1 362.7	22 395.3
Total	**25 370.3**	**34 173.1**	**8 954.5**	**26.2**	**43 127.6**	**2 526.2**	**45 653.8**

Table 31.2 **Summary of requirements by programme**

(Thousands of United States dollars)

	1996–1997 expenditures	*1998–1999 appropriations*	*Resource growth*		*Total before recosting*	*Recosting*	*2000–2001 estimates*
			Amount	*Percentage*			
A. Alteration and improvement							
1. Headquarters	6 576.4	4 974.1	6 295.3	126.5	11 269.4	547.4	11 816.8
2. Geneva	4 872.5	4 008.9	500.0	12.4	4 508.9	81.5	4 590.4
3. Vienna	–	1 674.5	(330.0)	(19.7)	1 344.5	40.7	1 385.2
4. Nairobi	97.1	407.2	439.1	107.8	846.3	159.2	1 005.5
5. ESCAP	169.2	930.6	(224.5)	(24.1)	706.1	102.3	808.4
6. ECLAC	335.6	988.0	343.8	34.7	1 331.8	130.9	1 462.7
7. ECA	92.1	1 083.0	1 005.0	92.7	2 088.0	101.5	2 189.5
Total A	**12 142.9**	**14 066.3**	**8 028.7**	**57.0**	**22 095.0**	**1 163.5**	**23 258.5**
B. Major maintenance							
1. Headquarters	5 266.2	9 870.1	438.8	4.4	10 308.9	500.7	10 809.6
2. Geneva	2 958.8	4 093.7	–	–	4 093.7	74.1	4 167.8
3. Vienna	521.4	650.0	–	–	650.0	–	650.0
4. Nairobi	1 519.0	1 417.7	(70.0)	(4.9)	1 347.7	253.5	1 601.2
5. ESCAP	1 160.0	2 189.8	557.0	25.4	2 746.8	398.1	3 144.9
6. ECLAC	644.3	899.3	–	–	899.3	88.4	987.7
7. ECA	873.8	986.2	–	–	986.2	47.9	1 034.1
8. UNTSO	283.9	–	–	–	–	–	–
Total B	**13 227.4**	**20 106.8**	**925.8**	**4.6**	**21 032.6**	**1 362.7**	**22 395.3**
Total A and B	**25 370.3**	**34 173.1**	**8 954.5**	**26.2**	**43 127.6**	**2 526.2**	**45 653.8**

31.1 The activities under this section are described in subprogramme 24.4, Support services, of programme 24, Management and central support services, of the medium-term plan for the period 1998–2001, as revised (A/53/6/Rev.1).

31.2 The activities programmed in this section relate to capital improvements of the United Nations facilities worldwide. Those at Headquarters are under the responsibility of the Facilities Management Division of the Office of Central Support Services. The organizational units at Geneva, Vienna and Nairobi and the regional commissions are responsible within their respective spheres for local administration of resources under this section. Capital expenditure resources are requested centrally under this section in order to ensure a coordinated and systematic approach to problems of common concern related to facilities management, major maintenance and construction. However, the staff and related costs for administration and management of the activities are included under their respective sections of the proposed programme budget for the biennium 2000–2001.

31.3 The Office of Central Support Services will continue its coordinating functions in providing integrated and coordinated management policy and guidelines to locations outside of Headquarters, in line with General Assembly resolution 52/220 of 22 December 1997.

31.4 The overall objectives of the subprogramme as it relates to facilities management are to provide effective and efficient planning, management, maintenance and operation for all existing physical facilities of the Organization; to provide electronic communication expertise for meeting facilities; and to provide support for other mandated activities of the Organization.

31.5 Major maintenance requirements vary with the age of the building, type of construction, climate and adequacy of regular maintenance programmes. Properties owned by the United Nations at Headquarters are over 50 years old, requiring more active intervention to prevent structural, functional and technical obsolescence. Further, with new technologies in communications, office automation and information management, modifications and alterations to the buildings have become necessary to accommodate the specialized requirements of those technologies. For example, the application of energy-saving technologies to existing buildings requires significant architectural and engineering modifications. Similarly, new safety and environmental standards require the renovation of existing buildings to meet modern standards in such areas as fire safety, access for the disabled, interior air quality, asbestos abatement and safe handling of dangerous or toxic materials.

31.6 Historically however, the management and maintenance of the facilities owned by the Organization have suffered from low levels of funding for programmes of preventive maintenance and repair. As indicated in the reports of the Secretary-General on facilities management to the General Assembly at its forty-fifth and fiftieth sessions (A/45/796 and Add.1 and A/50/676), during periods of severe financial constraint the provision for maintenance of the facilities was frequently the first area targeted for reduced or deferred expenditure in lieu of higher-priority substantive programme activities. After a number of deferments, the cumulative effect leads to breakdowns, and inevitably a substantial portion of the necessarily reduced budget allocation has to be redeployed from routine maintenance to unforeseen building repair emergencies. In addition, owing to the nature of capital improvement projects, a number of which require long lead times or summer season timetables, it often proves difficult to complete approved alteration and improvement projects during the biennium in which appropriations are granted. This results in the further deferral of those projects to future bienniums, owing to the unlikelihood of the completion of projects during the financial period.

31.7 A number of projects proposed for 2000–2001 are projects that either were already approved by the General Assembly but needed to be deferred owing to the overall reduced level of resources or. the need to undertake other unforeseen emergency projects or are a continuation of previously approved multi-year projects. As requested by the Advisory Committee on Administrative and Budgetary Questions, the projects proposed under alterations and improvements and major maintenance are itemized in table 31.3 as being deferred from prior periods, multi-year phased projects, recurrent projects or new projects. The proposals for the

biennium 2000–2001, therefore, represent: (a) a continuing phase of a catch-up programme, which is expected to continue into succeeding bienniums; and (b) those projects which the organizational units have the capacity to implement within their existing structure.

31.8 In order to remedy the situation with the facilities' physical condition at Headquarters, the Office of Central Support Services has developed a master plan for capital improvements and upgrade of the facilities. The plan encompasses the six buildings at Headquarters (North Lawn Extension, Secretariat, Conference Building, General Assembly Building, South Annex Building and Dag Hammarskjöld Library), as well as the UNITAR Building. All building components were investigated in order to determine their present condition, expected lifespan and conformance to safety standards and to current industry norms. This included the building structure, roofing, windows, marble and stone, landscape, heating, ventilating and air-conditioning systems, electrical systems, plumbing, lighting and other permanent building elements. In addition, the Office of Central Support Services has consulted with departments whose future needs might be expected to drive building changes; the goal was to incorporate these future changes into an overall construction programme. Many elements of the buildings were in excellent condition owing to successful maintenance programmes in the early years and also to the high quality of initial materials. In other areas, systems are well past their useful lifespan, and the level of emergency breakdowns can therefore be anticipated to continue to rise sharply, curtailing any future improvements. The provisions requested for Headquarters under this budget section do not include those required for the capital improvements identified under the capital master plan.

Table 31.3 **Status of projects proposed for the biennium 2000–20001 by programme**

(Thousands of United States dollars)

	Headquarters	*United Nations Office at Geneva*	*United Nations Office at Vienna*	*United Nations Office at Nairobi*	*ESCAP*	*ECLAC*	*ECA*
Alterations/improvements							
Projects deferred from prior period(s)	1 540.0	–	–	–	–	–	–
Multi-year phased projects	2 825.6	1 310.9	–	846.3	371.1	100.0	1 939.0
New projects for 2000–2001	6 903.8	3 198.0	1 344.5	–	335.0	1 231.8	149.0
Total A	**11 269.4**	**4 508.9**	**1 344.5**	**846.3**	**706.1**	**1 331.8**	**2 088.0**
Major maintenance							
Projects deferred from prior period(s)	1 000.0	459.3	–	–	–	279.7	–
Multi-year phased projects	1 099.1	1 644.7	–	580.3	465.5	321.7	774.2
Recurrent projects	6 148.2	–	650.0	–	75.0	–	–
New projects for 2000–20001	2 061.6	1 989.7	–	767.4	2 206.3	297.9	212.0
Total B	**10 308.9**	**4 093.7**	**650.0**	**1 347.7**	**2 746.8**	**899.3**	**986.2**
Grand total	**21 578.3**	**8 602.6**	**1 994.5**	**2 194.0**	**3 452.9**	**2 231.1**	**3 074.2**

31.9 The above proposals should be seen in the context of the estimated value (excluding land) of United Nations-owned buildings, which is as follows:

(a) Headquarters — $722,358,600 (replacement value of the Headquarters complex, based on the current market-value assessment);

(b) Geneva — $760,000,000 (approximate value, based on projection of cost increases for the past 10 years);

(c) Vienna — $1,300,000,000 (estimated value): the Centre is the property of the Austrian Government;

(d) Nairobi — $62,316,600 (estimated value of the Gigiri complex);

(e) ESCAP — $83,125,000 (estimated value of the ESCAP complex);

(f) ECLAC — $39,300,000 (insurance value of the ECLAC complex);

(g) ECA — $162,774,000 (estimated value of the ECA complex).

A. Alteration and improvement

Resource requirements (at current rates)

1. United Nations Headquarters ($11,269,400)

31.10 The projects proposed for implementation at Headquarters during the biennium 2000–2001 include the following:

(a) *General facilities projects ($4,390,400)*

(i) Expansion of a project concerning repairs to the roof of the General Assembly Building initially approved for the biennium 1998–1999. At that time, the scope of the project was limited to roof replacement only. Upon investigation of the design, it was discovered that when the roof was last replaced in 1989, conditions such as asbestos elements, removal of previous roofing and repair of roof transitions at skylights, bulkheads, railings, gutters and perimeter stone work were not included in the scope of the work. A recent inspection confirmed that the full scope of the work must be addressed ($1,540,000);

(ii) Partial replacement of the Secretariat building roof. The south-east corner of the Secretariat Building has experienced repeated leakage. Upon inspection, it was determined that the roof was near the end of its useful life, the metal work above the roof had deteriorated and it was necessary to replace the roof without delay ($558,000);

(iii) Replacement of the third-floor roof of the Conference Building. The roof is a walking surface, as it provides emergency egress from the Conference Building's fourth floor. The present roof, installed in 1975, has had two major repairs. Since then it has deteriorated beyond repair and needs to be replaced ($1,005,400);

(iv) Replacement of the roof of the Lower Conference Building. The roof represents a perimeter of the third-floor roof. It dates back to the original construction and is well past its predicted lifetime ($187,000);

(v) Replacement of the underground gasoline tank in order to meet host-country environmental standards and New York State building code requirements ($100,000);

(vi) Relocation of the United Nations Archives from the present location at 345 Park Avenue South, Manhattan, to a new location, due to expiration of the lease on 31 July 2000. The relocation involves construction work in the new location to bring it into conformity with standards for the preservation of archival materials ($1,000,000);

(b) *Conference services operations ($3,613.100)*

(i) The replacement and upgrading of electronic equipment in the conference rooms of the Headquarters complex are part of a systematic modernization programme endorsed by the General Assembly in its resolution 34/14 E of 16 November 1982. In this context, the replacement of simultaneous interpretation systems and the acquisition and installation of a voting system for the Economic and Social Council Chamber and for Conference Room 4 are

planned for the biennium 2000–2001. In addition to the costs related to the above requirements, other costs related to the upgrade of heating, ventilation and air-conditioning systems as well as painting, carpeting, furniture finishing and related work for both rooms and for adjacent booths would be required. Furthermore, videoconferencing/presentation/computer capability would be installed in Conference Rooms 1, 2, 4 and 9 and in the Council Chamber. The overall cost of the project is estimated at $1,677,300.

(ii) The technical capacity of the Department of General Assembly Affairs and Conference Services for production and distribution of documents requires strengthening, given the fact that the existing equipment is either outdated or does not provide sufficient capability for timely production of documents. It is proposed to replace some outdated equipment as follows: acquisition and installation of six heavy-duty tying machines, an automated packaging line and a digital four-colour press; and installation of the new warehousing system;

(iii) The installation of some new equipment would also involve construction work, including the remodelling of work spaces and the upgrading of infrastructure and air-conditioning systems. The total cost of the requirements, including acquisition of equipment and all installation-related work, is estimated at $1,935,800;

(c) *Improvements in security and safety ($845,900)*

(i) Improvement of security conditions at the main vehicular entrance at Forty-third Street and First Avenue is urgently needed. The security environment has become more difficult in recent years, and vehicular control in particular is a subject of concern. The need for the project was also confirmed by the Office of Internal Oversight Services in its report on the security conditions at Headquarters ($496,900);

(ii) Modifications to the Secretary-General's residence and on the thirty-eighth floor of the Secretariat Building to improve the security conditions ($149,000);

(iii) Correction of the fire alarm and fire-safety system code deficiencies identified in the course of inspections ($200,000);

(d) *Improvement of technological infrastructure ($2,420,500).* During the biennium 2000–2001, information technology will continue to play a key role in enhancing the effectiveness of the Organization and in providing a platform for managing information on a global scale. Accordingly, policy emphasis will be placed on upgrading the technological capabilities of the telecommunication infrastructure systems. In accordance with the long-term requirements for the information-technology development of the Organization, acquisition and replacement of the following equipment is foreseen: 24 high-end servers to replace the obsolete servers and support for Citrix operations and Extranet- and Internet-based applications ($1,070,500); the equipment required for the enhancement or re-engineering of the Optical Disk System ($350,000); and the outdated system of control and monitoring of the Office of Central Support Services capital equipment ($50,000). In addition, enhancements will be made to the United Nations global network of earth stations ($100,000), local area network (LAN) campus backbone system, namely, migration of Network Core from layer 2, routing, to layer 3, switching ($300,000), the existing Intranet service support infrastructure to accommodate global access to Headquarters Intranet by offices away from Headquarters ($100,000), the existing Intranet service access infrastructure to expand service access capacity by performing upgrades to routers and Internet LAN segments ($50,000) and the Network Management System, required to improve the collection and reporting of LAN performance metrics, by purchasing and installing reporting software and hardware with a super-server platform ($200,000); and the networking communications management system for central control and monitoring of the existing wide-area network communication equipment will be upgraded ($200,000).

2. United Nations Office at Geneva ($4,508,900)

31.11 The projects proposed for implementation at the United Nations Office at Geneva during the biennium 2000–2001 include the following:

(a) *General facilities projects ($384,500)*

(i) Renovation of Room VIII (second phase). The decoration of this room goes back to the League of Nations. During the biennium 1996–1997, the wood and leather chairs of the room were totally refurbished. For the biennium 2000–2001, it is proposed to complete the renovation of the room, including the floor, walls, ceilings and delegates' tables ($173,200);

(ii) Replacement of furniture in the Council Chamber gallery. In 1999, simultaneous interpretation equipment would be replaced in the Council Chamber, except in the gallery. The gallery can accommodate up to 150 people on large benches, which are in poor condition and are not suitable to receive interpretation equipment (no armrests). It is proposed to replace these old benches with new benches with armrests in the same style in order to install the interpretation equipment ($211,300);

(b) *Improvements in security and safety ($746,500).* To enhance security in the compound, the following three projects are planned: (a) continuation of the programme of installation of video cameras for surveillance ($126,800); (b) completion of the installation of an electronic access control system at various entrance doors of the Palais in order to prevent unauthorized access ($110,700); and (c) installation of metallic roller blinds, replacement of old gates and replacement of fences surrounding the Palais ($500,000);

(c) *Technical installations ($3,377,900)*

(i) Replacement of simultaneous interpretation equipment in Room XII ($563,600). The present simultaneous interpretation equipment was installed in 1983, and no spare parts are available. The present equipment would be replaced, as the number of breakdowns is very high;

(ii) Full renovation of Le Bocage Pavilions ($885,300). One of the prefabricated Pavilions was built in 1960 and the other in 1964. After more than 36 years of use they need to be fully refurbished. Half of the offices in the Pavilions would be converted into classrooms in order to accommodate the Training and Examinations Service activities, which are now located in Villa Le Bocage. Villa Le Bocage is not appropriate for receiving more than 100 people at one time, while during peak periods there are more than 400 people in classrooms. The stability of the structure is insufficient above the Oval Room, which is the biggest classroom of the Villa, and corridors, stairs, doors, boiler room and so on are not in accordance with local regulations for a training facility. For safety reasons, the Training and Examinations Service must be relocated from the Villa to the Pavilions during the biennium 2000–2001;

(iii) Improvement of safety conditions in Villa Le Bocage ($211,300). As indicated above, Villa Le Bocage is neither appropriate nor safe for housing so many classrooms, mainly in its basement and on the first and second floors. It is planned to relocate the Training and Examinations Service in Le Bocage Pavilions during the biennium 2000–2001. Villa Le Bocage would then be converted to office use after the safety conditions were upgraded;

(iv) Renovation of room B135 (first floor) of the Library and installation of a third Internet terminal in the room ($180,000). The third terminal would be installed in order to facilitate and promote electronic research, especially for the permanent missions;

(v) Installation of a unified messaging system ($50,000). The first part of a system to integrate facsimile, telex, voice-mail and e-mail will be put into operation in 1999. Upon completion of the project in 2000, the capacity of the service would be extended to campus-wide users, and the capability for global directory services would be added in order to implement the United

Nations standards adopted by the Information Systems Coordination Committee of the administrative Committee on Coordination;

(vi) Videoconferencing ($150,000). Videoconferencing services are to be enhanced in order to accommodate a booking system and broadcasting capabilities of video/audio conference sessions over the Internet or the campus-wide data network. The implementation of the broadcast services is necessary, in particular to accommodate the diplomatic community's needs;

(vii) Upgrading of the Network Control Centre ($250,000). The Centre houses the United Nations Office at Geneva 's central servers, Internet/Intranet webs, administration tools for both the data and voice networks, IMIS back-up servers and other infrastructure services. The work required relates to the remodelling of the space, installation of racks wired to the network panels and replacement of an air-conditioning system and lighting fixtures as well as installation of the access control system and new cabling in order to improve the working environment;

(viii) Upgrading of the United Nations Office at Geneva campus-wide network ($1,087,700). The campus-wide network has been in operation since 1992, and the technology conceived at that time is now supporting some 4,000 users (including conferences) at full capacity. In the biennium 2000–2001, with the expansion of videoconferencing, imaging software to reduce paper-based processes, the use of the Unified Messaging System and the full deployment of IMIS, an upgrade of the network is required. The work involves acquisition of new equipment and its installation in place of the existing equipment.

3. United Nations Office at Vienna ($1,344,500)

31.12 Alterations and improvements at Vienna are governed by an agreement between IAEA, UNIDO and the United Nations, with UNIDO responsible for the common services. The requirements enumerated hereunder are not covered by the Common Fund for Financing Major Repairs and Replacements at the Vienna International Centre, of which the share of the United Nations Office at Vienna is requested under major maintenance.

31.13 A long-term programme to effect these repairs and replacements, initiated in the biennium 1998–1999, has been agreed by the Vienna International Centre organizations in accordance with existing cost-sharing arrangements. As is the case with the existing activities of this subprogramme, emphasis is placed on a consistent replacement plan for the premises that addresses health and safety issues as well as the deterioration of the buildings.

31.14 The requirements include a replacement programme for all areas of the buildings to maintain the Centre, after 20 years of occupancy, at an acceptable operational level and to ensure the safety and security of the occupants. This is based on a long-term replacement programme for worn-out installations and equipment and the replacement of obsolete technology. The resources requested represent the share of the United Nations in the total cost of the alteration and improvement works proposed for the biennium, a share based on a cost-sharing formula linked to occupancy and common areas.

(a) *General facilities projects ($453,800)*

(i) Replacement of automatic energy charge system. The current direct emergency lighting system in the conference and assembly rooms is old and unreliable, constantly breaking down and requiring replacement ($43,600);

(ii) Replacement of outdated, aged equipment and controls related to heating, ventilation and lighting to optimize energy consumption ($29,200);

(iii) Modification of gate 1, covering of the gate with a metal façade and insulation of the façade and roof ($20,000);

(iv) Installation/replacement of catering equipment, such as a cool storeroom, hearth plates, shelving and furniture in the cafeteria ($195,300);

(v) Replacement of the exit doors from the cafeteria to the terrace with automatically opening doors with emergency functions. Renewal of the old cool storeroom doors with a closer and sealing to keep down the energy costs ($19,900);

(vi) Electronic and manual correction of the 28-year-old technical drawings of buildings and installations. Most of the documents are in very bad condition. The United Nations share for the biennium 2000–2001 amounts to $51,400;

(vii) Replacement of fluorescent tubes, starting devices and defective plastic parts in offices and corridors of the Centre ($94,400);

(b) *Improvements in security and safety ($126,700)*

(i) Replacement of the Vienna International Centre lock system, for which copy protection of keys has expired ($108,500);

(ii) Fire detection. Upgrading of the fire-detection system in various areas ($18,200);

(c) *Technical installations ($764,000)*

(i) Replacement of various battery systems in uninterruptible power supplies for secured equipment for alarm and communication systems, which are at the end of their life cycle ($24,800);

(ii) Replacement of remote reading devices for consumption metres. For on-line control it is necessary to connect remote control devices to the metres and install a cable network for remote readings ($23,600);

(iii) Replacement of the heating systems at gates CP 1-5 to optimize energy consumption ($17,900);

(iv) Replacement of the document conveyor for all buildings installed in 1978. Owing to its present technical condition, the effective operating time is reduced to only 60 per cent of its design capacity. The project would be implemented over a period of three years. The United Nations share of the costs relating to the biennium 2000–2001 amounts to $106,300;

(v) Replacement of the Vienna International Centre elevator equipment, which has reached the end of its expected lifespan. The new technology now in use is not compatible with the systems operating in the Vienna International Centre, which causes problems with availability of spare parts. Replacement of the control systems of all elevators in connection with the conversion from rotating to static converters is required to maintain reliable operation ($197,100);

(vi) Replacement of cooling equipment and alteration of air outlets in the areas of operation of electric/electronic infrastructure equipment. The present water-cooled systems would be replaced with air-cooled systems ($27,100);

(vii) Replacement of the outdated simultaneous interpretation equipment in the technician booth and in the interpreter cabins in conference rooms for which spare parts are no longer available. ($259,700);

(viii) Replacement of escalators that have been in service since the Centre's construction ($70,900);

(ix) Replacement of air-conditioning equipment in technical operation areas (telephone exchange, battery room and security and building control areas) ($36,600).

4. United Nations Office at Nairobi ($846,300)

31.15 Resources are requested for the following projects:

(a) *Improvements in security and safety ($215,000)*. Localization of the pumping stations of the fire-fighting system; that is, the old, new and central blocks of the system would operate independently;

upgrading of the fire booster pumps ($50,000); construction of a security gate and an access road to improve the security of the additional area granted by the Government of Kenya in 1995; improvements to the security patrol road; and improvement of the security lighting in the complex ($165,000);

(b) *General facilities projects ($172,200).* Alterations of office space required for the restructuring and the reorganization of offices ($80,000); improvement of the irrigation/sprinkler system in the nursery, water fountains and the like; expansion of the landscaping/gardening workshop building to accommodate more equipment; and introduction of garden bins to improve litter management within the complex ($92,200);

(c) *Technical installations ($459,100).* Improvement of soundproofing of a generator ($10,000); improvement of the exhaust system of a plant room by adding an extra chimney ($10,000); and upgrading and replacement of the simultaneous interpretation equipment in all conference rooms. The existing equipment was installed in 1983, and spare parts for its repair are no longer available. All electronic components would be replaced, while non-electronic items, such as microphones, junction boxes and underground cabling, would be retained to minimize costs ($439,100).

5. Economic and Social Commission for Asia and the Pacific ($706,100)

31.16 The projects proposed for implementation during the biennium 2000–2001 relate to the following:

(a) *Improvements in security and safety ($265,000).* Installation of an X-ray screening machine ($85,000); installation of access-control card equipment for offices in the secretariat and service buildings ($10,000); alteration to the service building fire escape structure in order to increase the distance between the fire escape and the boundary wall ($75,000); and replacement of the fire-protection system in a computer room and in catering areas ($95,000);

(b) *Technical installations ($441,100).* Installation of lightweight roofing for the open car-park area at the rear of the service building ($50,000); replacement of the conference services lighting systems ($20,000); and replacement of the simultaneous interpretation equipment in Conference Room 3 ($371,100).

6. Economic Commission for Latin America and the Caribbean ($1,331,800)

31.17 Resources requested under alterations and improvements relate to the following projects:

(a) *General facilities projects ($450,000).* Completion of a multi-year project of installation of workstations ($100,000); renovation of the ECLAC cafeteria, partial renovation of sidewalks in the ECLAC compound ($125,000); installation of a roof in the parking lot on the south side of the premises ($200,000); and renovation of ceilings in offices of the ECLAC subregional offices ($25,000);

(b) *Improvement in security and safety ($881,800).* Construction of piping around the premises to provide fire protection to the ECLAC installations ($32,500); construction of a reinforced brick wall on the west boundary of the ECLAC compound because of the opening of a new public road/highway at the back entrance ($75,000); construction of a new reception area in the north gate entrance because of the opening of the new public road/highway ($212,800); replacement of existing sub-standard office panels with acoustical, fire-protected panels ($461,500); the construction of offices and amenities for the Security Section in order to relocate the Section from quarters that are currently unsuitable and sub-standard ($100,000);

7. Economic Commission for Africa ($2,088,000)

31.18 The resources requested would provide for the following general facilities projects:

(a) *General facilities projects ($1,419,000).* Rehabilitation of the ECA building, including works for external renovation, reconstruction of the ground floor, reconstruction of the basement and modification and reconstruction of the main entrance area ($417,000); erection of new flagpoles ($65,000); structural modification of the passage between the old and new buildings ($54,000); installation of dimmers on the lighting systems of the conference rooms ($30,000); renovation of ceilings, elevators and lavatory in Africa Hall ($375,000); repartitioning of Committee Room 10 in Africa Hall ($28,000); and restoration and furnishing of the ECA conference facilities ($450,000);

(b) *Improvements in security and safety ($189,000).* Renovation and expansion of the fire-fighting installation for the library and cafeteria buildings ($54,000); and construction of an appropriate fence and guard booths on the west side of the ECA compound ($135,000);

(c) *Technical installation ($480,000).* Upgrading of telecommunication infrastructure facilities to facilitate access to the Internet ($230,000); VSAT data communications infrastructure ($150,000); and obsolete LAN infrastructure ($100,000).

B. Major maintenance

Resource requirements (at current rates)

1. United Nations Headquarters ($10,308,900)

31.19 The physical plant of the Headquarters compound is in urgent need of increased preventive and corrective maintenance, due to the age and obsolescence of the existing infrastructure, building systems and associated controls and protection systems. The integrity of the buildings and the reliability of the health and safety systems will be compromised without well planned, timely maintenance and phased replacement of critical protective elements.

31.20 In order to minimize adverse effects on the quality of service and to comply with existing health, safety and building code regulations, increased resources have been requested under major maintenance, while a corresponding decrease has been reflected under alterations and improvements. These projects are independent of any implementation of a long-term capital master plan.

31.21 The resources requested would provide for the continuing urgent maintenance activities for the safe, reliable and efficient operation of the facilities and for safeguarding the health of the staff. Included are the essential maintenance activities carried out by the in-house staff, as well as a number of activities in the areas of gardening, carpeting, painting, carpentry, general maintenance, heating, ventilation and air-conditioning, which will be contracted out on an "as needed" basis, with a view to achieving efficiency, operational expediency and optimal use of resources.

(a) *Heating, ventilation and air-conditioning, and machine shop ($2,650,000).* The resources requested under this heading provide for the repair and refurbishing of equipment in the compressor room, various fan machine rooms and perimeter window units, all pumps, conveyors and dumbwaiters; maintenance of indoor air quality, which involves duct cleaning, filtration, servicing of temperature and humidity controls; and repair/replacement of heat exchangers, and repair and refurbishing of refrigeration and air-conditioning systems servicing the broadcast, communications, data processing and food storage areas;

(b) *Electrical maintenance ($950,000).* The projects under this heading include, but are not limited to: maintenance and replacement of regular and emergency lighting fixtures and associated ballast, transformers and lamps throughout the complex; replacement/refurbishing of selected motor control

centres, switchgear boards, power distribution panels, contactors, dimmer controls, bus bars, smoke alarm, fire-alarm and security systems; and modifications/expansions of the existing electrical and LAN outlets to suit the space occupancy and functionality;

(c) *Plumbing maintenance ($1,200,000).* The resources requested under this heading provide for the replacement of defective piping and valves, heating and cooling coils; damaged or inefficient water supply fixtures with water-efficient bathroom fixtures; plumbing gratings, traps, vents; and fire suppression water systems and drainage systems throughout the complex;

(d) *Replacement of carpets, upholstery and drapes ($1,000,000).* Some meeting and public spaces in the Conference Building, as well as public spaces in the General Assembly Hall have suffered excessive wear and tear, due to heavy usage and now pose a potential safety risk. Funding for this multi-year programme for the phased replacement of carpets in those areas over several years was initially requested in the budget proposal for the biennium 1996–1997. Although a small portion was initiated during the biennium 1998–1999, full implementation and completion of this programme during the biennium 2000–2001 is of the utmost importance since the damage to the spaces in the Conference and General Assembly Buildings has been escalating. The costs of $795,000 of this provision relate to carpet replacement for Conference Room 2, the Security Council Chamber, the Economic and Social Council Chamber, the Trusteeship Council Chamber, the second floor corridor of the General Assembly Hall, and for the replacement of curtains and venetian blinds throughout the complex, as well as for the reupholstering of furniture in the conference rooms. The remaining amount ($205,000) is requested for the repair/replacement of damaged carpets, venetian blinds and damaged furniture in various areas of the complex;

(e) *Carpentry ($280,000).* The resources requested would provide for the refurbishment of all conference room wooden doors, tables and side panels, other selected panels and furniture in all buildings, as well as miscellaneous carpentry work;

(f) *Painting ($300,000).* The amount requested would provides for repairing damaged plaster and repainting of various areas throughout the complex. The bulk of these activities (approximately $200,000) will be undertaken on an "as needed" basis by in-house staff, which has proved to be more cost-effective;

(g) *General maintenance ($1,031,000).* Resources under this heading will provide for: replacement/refurbishing of the spandrel glass panels and glass panes, vinyl floor tiles, doors and sheet-rock panels throughout the complex; the repair of blue stones, potholes and curbing; upgrade of hardware and software, as well as materials for the sign shop; the replacement/repair of the hardware and controllers for various doors; and maintenance for the lawns and gardens, replacement of diseased plants, maintenance of indoor and outdoor plants and installation of lawn sprinklers;

(h) *Asbestos abatement and environment testing ($1,000,000).* For the health and safety of the building occupants, the multi-year abatement programme for asbestos-containing-materials would continue during the biennium 2000–2001 in selected areas, in accordance with existing conditions, technical guidelines and air-quality surveys. This programme is essential owing to aging building systems and infrastructure elements;

(i) *Structural and architectural maintenance ($1,897,900).* A number of projects are proposed under this heading:

(i) *East library wall ($440,000).* The marble façade of the Dag Hammarskjöld Library wall is in need of significant repair. The area has been cordoned off, as there is a risk of marble sections falling; they are already out of alignment. The underlying cause of the problem is water infiltration, which has rusted the anchors securing the marble to the structure;

(ii) *Ramp at the circle ($125,000).* The ramp to the 1B garage at the Secretariat circle fountain is the steepest ramp to the garage and does not have a de-icing system. This has resulted in serious

concrete deterioration, caused from both ice and road salt. It is proposed that the concrete and surrounding masonry be repaired and a de-icing system installed, as was done with the adjacent ramp to the garage;

(iii) *Garage, fourth phase ($983,800).* During the second phase of the rehabilitation of garage slabs, it was found that deterioration existed in areas beyond those originally identified. In view of the fact that these areas were subject to a slower form of deterioration, it was determined that, rather than add them to the existing garage project, the areas (north end 2B) should be designed and bid as a separate project and the benefit of further competitive bidding gained;

(iv) *Library façade($250,000).* Leaking occurs in the glass wall of the Dag Hammarskjöld Library, to such an extent that plastic sheeting has been installed to prevent rain damage to computers, desks and materials. After an inspection of the site, the path of the leak was identified. The glass wall requires additional sealant and caulking, and replacement of certain metal frames;

(v) *Secretary-General's residence ($99,100).* The amount requested would provide for continuation of the major maintenance of the Secretary-General's residence from the current biennium. That includes completion of the replacement of the main heating distribution system; upgrading of electrical distribution and lighting; replacement of some hot and cold water piping; refurbishing of bathrooms and kitchen; and completion of the replacement/upgrade of window air-conditioning units;

2. United Nations Office at Geneva ($4,093,700)

31.22 As part of the continuing major maintenance programme, the following projects would be undertaken during the biennium 2000–2001:

(a) *Building structures and grounds ($1,930,300)*

(i) Refurbishment programme for offices in the old buildings (second phase) ($771,200). Continuation of the multi-year programme of the office refurbishment in the old buildings (which contain 1,090 offices) where many offices have not been renovated in more than 20 years. The renovation of approximately 200 offices (100 offices per year) is planned;

(ii) Refurbishment programme of corridors in the old buildings (second phase) ($240,000). Continuation of the programme of corridor refurbishment in the old buildings. Repainting of about 1,000 metres of corridor ($140,000) and replacement of floor upholstery in the corridors of the commission wings, on the third floor, between the Council Building and the Library Building ($100,000) is proposed;

(iii) Refurbishment programme of offices in the E Building (first phase) ($142,500). Implementation of a multi-year programme of office refurbishment in the E Building (which contains 1,006 offices). Renovation of 50 offices (25 offices per year) is planned;

(iv) The Visitors' Service Hall in the E Building requires refurbishment ($101,800). It has not been renovated since 1972;

(v) Continuation of the maintenance and repair programme of the roads of the Ariana's Enclosure for access to the Palais des Nations and its annexes and parking areas ($113,500);

(vi) Repairing of the ceilings of the fourth level of the E Building's underground garage (armoured concrete) ($40,700);

(vii) Continuation of the programme for the maintenance and repairs of flat-roof areas to avoid water infiltrations ($203,500);

(viii) Restoration of the Cour d'Honneur (second phase) ($140,700). The second phase of the restoration of the Cour d'Honneur, the courtyard in front of the Assembly Building bordered by its two wings, was to have been carried out during the biennium 1996–1997 ($500,000), but

was deferred for budgetary reasons. It is proposed that a part of this restoration programme be implemented. An initial phase, involving repair of parts of the paved areas which had become dangerous to pedestrians, was completed in the biennium 1994–1995. The area, which constitutes the ceiling of the cafeteria and technical rooms, has to be waterproofed in order to eliminate the existing leaks in the cafeteria kitchens;

(ix) Continuation of the programme of replacement of horizontal drain pipes running under sanitary installations in the Palais des Nations and its annexes, which have been in service for more than 64 years (in the old building); replacement of some sanitary equipment, which dates back to the time of the League of Nations ($88,200);

(x) Continuation of the programme of replacement of pipes used in the buildings (hot water, cold water, chilled water, etc.) and outside (connections for watering the grounds, fire hydrants, etc.), after more than 64 years ($88,200);

(b) *Technical equipment and installations ($2,163,400)*

(i) Replacement of lighting fixtures in Rooms XVII and XVIII was to have been carried out during the biennium 1996–1997. When asbestos was found in the ceiling of Room XVII, all the funds available for both rooms were used for its removal, due to the extra costs of asbestos abatement. After 28 years of intensive use, the lighting fixtures (over 600) have deteriorated and would be replaced ($237,400);

(ii) Elevators 7A ,7B, and 41A and 41B, will register over 40 and 30 years of operation, respectively, and will be replaced. The related costs were estimated at $752,100;

(iii) Replacement of air-compressors in the E Building, which are more than 15 years old ($103,000);

(iv) Replacement of two old expansion tanks of the central heating installation in the Secretariat and Library Buildings, after more than 64 years of use ($54,300);

(v) Lighting fixtures multi-year replacement programme for the old buildings (first phase) ($140,300);

(vi) Replacement of the original central heating radiators in the Secretariat and K Buildings, after 30 years of use ($203,400);

(vii) Replacement of the air-conditioning system in E Building offices, after 30 years of permanent use, as a first phase of the multi-year replacement programme ($305,200);

(viii) Replacement of the boiler of Villa Les Feuillantines, which was put into service in 1969 ($98,300);

(ix) Replacement of the boiler of Villa La Pelouse, which was put into service in 1966 ($47,500);

(x) Overhauling of two generating sets was to have been carried out during the biennium 1994–1995, but was deferred for budgetary reasons ($221,900).

3. United Nations Office at Vienna ($650,000)

31.23 The Government of Austria provides the United Nations use of the Vienna International Centre, for a token one schilling per annum with major maintenance and repairs to the premises carried out on a shared basis under the 1981 Agreement on the Common Fund for Major Repairs. Under the Agreement, the eligible components are confined to a provisional list of main elements. However, as the Vienna International Centre complex ages, the need for maintenance is increasing, thus generating major maintenance work which is not covered under the Agreement.

31.24 Under the terms of the Agreement between the international organizations in the Vienna International Centre (UNOV, UNIDO, and IAEA) and the host Government, a Common Fund for Financing Major Repairs was established with the four parties contributing $25,000 annually. In addition, the cost of major repairs

undertaken in a given year, after prior approval by the quadripartite Major Repair Fund Committee, has to be reimbursed in equal shares, but subject to a ceiling of $300,000 for each of the international organizations.

31.25 The terms of the Agreement were to be reviewed initially after ten years and subsequently every five years. The next review and possible revision is due in 2001.

31.26 Furthermore, the planned participation of the Comprehensive Nuclear-Test-Ban Treaty Organization (CTBTO) as a fifth partner to the Agreement on the Common fund for Major Repairs will entail a revision of the financial arrangements for each participating organization. The detailed conditions governing the inclusion of CTBTO in the Fund have not yet been finalized, but will be communicated as soon as available.

31.27 The resources requested by the United Nations Office at Vienna ($650,000) correspond to its share for the biennium under the terms of the quadripartite Agreement on the Common Fund for Major Repairs

4. United Nations Office at Nairobi ($1,347,700)

31.28 As part of the continuing major maintenance programme, the following projects are proposed by the United Nations Office at Nairobi during the biennium 2000–2001.

(a) *Building structures and grounds ($763,300).* Replacement of toilet and kitchen amenities ($30,000); septic tank exhauster services ($28,000); replacement of carpets in Conference Rooms 2, 3, 4 and adjacent offices ($151,000); roof waterproofing treatment ($79,000); re-surfacing of car parks ($230,300); relaying of cracked and defaced terrazzo steps around the conference area ($7,000); thorough brushing and cleaning of façades of rough-cast concrete surfaces ($20,000); major external painting of buildings ($30,000); termite treatment for buildings and grounds ($58,000); reconstruction of rotted wooden glazed wall panels ($90,000); reconstruction of septic tank at Gardener's Shed ($15,000); waterproofing of the exhaust chamber for generator No.1 ($10,000); replacement of obsolete direction signs within the complex ($15,000);

(b) *Technical installations ($584,400).* Resources requested would cover: electro/solar system network; replacement of worn solar panels, piping works including the insulation and other accessories ($18,000); spares for maintenance of the electronic security fence ($15,000); replacing defective power factor units for each plant room to reduce the power consumption ($85,000); main water tower pumps replacement ($11,000); replacement of existing overhead diesel storage tank for generator No. 1 with a larger underground tank ($7,000); complete overhaul of projection screen and curtain electrical control system in Conference Rooms 1 and 2 ($10,000); replacement of 15 year-old fire-alarm panels in the complex with the up-to-date system, as the existing one is obsolete ($50,000); replacement of obsolete electrical light fittings and light diffusers ($38,400); and repair and replacement of electrical installations in operational areas of ventilation, air-conditioning and other infrastructure equipment ($350,000).

5. Economic and Social Commission for Asia and the Pacific ($2,746,800)

31.29 The resources requested under major maintenance would enable the continuation of the established long-term maintenance programme on the buildings at ESCAP which, in the case of the Secretariat and Service Buildings, will be over 20 years old. The major projects planned for the biennium 2000–2001 are the following:

(a) *Building structures and grounds ($455,700).* Replacement of water supply pumps and piping from basement to water tanks on the roofs of the buildings ($106,500); replacement of the Secretariat and Service Buildings roof drains ($93,100); replacement of glazed roof tiles in the Conference Centre ($256,100);

(b) *Technical installations ($2,291,100).* Replacement of air-handling units of the Secretariat and Service Buildings and total replacement of air-filter manometers for all units in those buildings ($1,117,000);

replacement of air-conditioners in the Staff Canteen ($46,600); replacement of 450 kVa stand-by diesel generator for the Secretariat and Service Buildings ($139,700); maintenance of cooling towers ($237,800); replacement of the package type air-conditioner units for the main computer room in the Electronic Services Section ($93,100); the interfacing of all air-handling units in the Secretariat and Service Buildings with the building automation system ($69,800); upgrading of passenger and freight elevators in the Secretariat and Service Buildings ($465,500); installation of electric fire-pump systems for the Service Building ($46,600); replacement of all fire extinguishers ($75,000).

6. Economic Commission for Latin America and the Caribbean ($899,300)

31.30 The resources requested would provide for the continuation of the multi-year maintenance and repair of the building structures and grounds of ECLAC, as well as the technical installations. The projects proposed in the biennium 2000–2001 are:

(a) *Building structures and grounds ($316,500)*. Implementation of an acoustic and thermal barrier in the roof of the north building to protect against noise pollution and humidity condensation ($167,900); replacement of floor tiling in the main building ($55,900); replacement of the deteriorated floor of the auditorium ($32,600); reconditioning of toilets in the Latin American Centre for Economic and Social Documentation and the Latin American Centre for Economic and Social Documentation (ECLAC) buildings ($23,300); replacement of carpeting in ECLAC Conference Room No. 1 ($18,200); replacement/ refurbishment of the existing pavement of ECLAC internal roads and parking spaces ($18,600);

(b) *Technical installations ($582,800)*. Replacement of the fire protection and security detection system, including a public address system in all ECLAC buildings ($69,900); replacement of fluorescent lights in the main ECLAC building ($93,200);replacement of the false ceiling in the working floor ($186,600); overhaul of air-conditioning equipment in the main building ($51,300); change in the diameter of the main sewage lines of the ECLAC compound ($28,000); installation of a standby air-conditioning compressor in the north building and documents reproduction area ($69,900); replacement of the fresh air intake and ventilation system in the main building with an automatic zone control and temperature regulation system ($83,900).

7. Economic Commission for Africa ($986,200)

31.31 As a part of the major maintenance programme for the biennium 2000–2001, the following projects are proposed:

(a) *Building structures and grounds ($662,000)*. Library roof repair ($105,000); repartitioning of the third floor in the old office building ($450,000); renovation of the information technology server room, including replacement of old air-conditioning system, fire-fighting equipment and strengthening of the floor structure ($95,000); remodelling of the entrance to allow access for handicapped persons ($12,000);

(b) *Improvements in security and safety ($324,200)*. Renovation of the old office building fire-alarm systems.